Commissioning through "EDF Tower" construction by Michel Rouillot Architect D.P.L.G.
What is a building project?
A spatial answer
for a work structure
A very strong relationship between many building participants.
The production of the building

To produce a building minds constructing or rehabilitating a structure in a way to make it profitable for owner and to satisfy the inhabitant!

Such an operation entails a complex modus operandi consisting in determining the constraints that limit it, the authorizations required in order to put into place the necessary financing, to define the operating processes, chose the architectural team to be able to conclude the project within the specified framework.
In fact, there are two types of architecture!

What is the essential difference between these two structures?
Answer

auto-construction

& professionnalism

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Monumental Architecture

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indigenous architecture

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« Indigenous » Architecture?

Architecture essentially consist in erecting buildings within in a cultural and given technical framework.

The construction of a structure arises from the individual or collective needs, from the use (protection from the elements) or symbolical (place of worship).

Historically urbanism was not always controled by an architect, but it is the result of popular architecture.

The percentage of buildings constructed by architects in the world is estimated to be only 5%, most of which were fabricated by inhabitants or artisans.
« Indigenous » Architecture?

Built only with material found locally.

Always corresponding to the needs of the inhabitant, because it adapts to its growth.

«self-construction» by using simple technics
"monumental" Architecture

Great traditional architectural buildings constructed with the intention to make an impression on the people of the power of prominent men, or, to impose respect on cultured people “of the art of the architect and the refined test of the landlord”.

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Pharaoh: inventor of the landlord - architect relationship
What is new since the pyramid?

Pharaoh knows what he wants

He was the landlord

He selected an Architect

No confusion, no disorder, a prominent role for each one!
What is new since the pyramid?
Nothing! Obligation to control costs and techniques!
Then why is it that today there are a great number of buildings projects which are unsatisfactory?
The landlord and the architect “are” and “must remain” the essential partners in all building projects!
Every project is different!
Every project is different!

But each project follows the same stages.
Great steps in the building process

legal and financial set-up

Great steps in the building process

architectural & technical conception


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Great steps in the building process

Building site


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Facility management
Great steps in the building process

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PB6 tower, mastering of complexity

How to consider the success of a project within a global perspective!
PB6 tower, mastering of complexity

How to create an untroubled relationship (*i.e.* harmonious) by sharing the same long term vision!
Chronology

- Obtaining Building Permit: 19/12/1996
- Purchase of Constructing Rights: 29/05/1998
- Signature of Building Promotion Contract: 29/05/1998
- Signature of Construction Contract: 03/12/1998
- Start of building: 11/12/1998
- Length of construction work: 29 months
- End of construction: May 21, 2001
24,000 m² of façade

2,000 kilometers of cables

45,000 sockets

42,000 m³ of cement

30,000 florescent tubes

42,000 m³ of excavation

100,000 tons

14,000 floor plans

75,000 m²
An abundance of participants and interests

An explosive relationship?
 Création of a “supervising committee”

- Conception of architecture methodology.
- Aid to determine the limitation and general and particular requirements.
- Technical and financial supervision.
- Quality control.
- Benchmarking.
- Preparation of Financial Reports.
- Legal set-up.
- Follow-up of project conception.
- Supervising of construction.
- Technical management and energy economics.
Computer Aided Facilities Management

- Promote the installation of management tools and numeric floor plan systems.
- Prepare long term management.
- Benchmarking.
Some « technical elements »
GTB

Elements Individually controled
- 3 000 air-conditionners fan-ventilator
- 5 000 Blinds
- 10 000 Lights
PB6 Tower, Mastering of the building complexity

Assessment:

€ Excellent financial results for the owner

€ Low rent for the occupant

€ Low cost for facility management
PB6 Tower, Mastering of the building complexity

Construction completely satisfactory,…
But the adventure continues!
Architecture, is petrified music!

(Goethe)
Illustrations :

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« Le Genre humain n’a rien pensé d’important qu’il ne l’ait écrit en pierre. »

Victor Hugo